

ORDINANCE NO. 20051117-Z008

AN ORDINANCE REZONING AND CHANGING THE ZONING MAP FOR THE PROPERTY LOCATED AT 8668 SPICEWOOD SPRINGS ROAD FROM COMMUNITY COMMERCIAL (GR) DISTRICT TO GENERAL COMMERCIAL SERVICES-CONDITIONAL OVERLAY (CS-CO) COMBINING DISTRICT.

BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF AUSTIN:

PART 1. The zoning map established by Section 25-2-191 of the City Code is amended to change the base district from community commercial (GR) district to general commercial services-conditional overlay (CS-CO) combining district on the property described in Zoning Case No. C14-05-0167, on file at the Neighborhood Planning and Zoning Department, as follows:

A 5747 square foot tract of land, more or less, out of Lot 1, Barrington Oaks Commercial Section II Subdivision, Williamson County, the tract of land being more particularly described by metes and bounds in Exhibit "A" incorporated into this ordinance (the "Property"),

locally known as 8668 Spicewood Springs Road, in the City of Austin, Williamson County, Texas, and generally identified in the map attached as Exhibit "B".

PART 2. The Property within the boundaries of the conditional overlay combining district established by this ordinance is subject to the following conditions:

1. The following uses are prohibited uses of the Property:

Agricultural sales and services	Building maintenance services
Campground	Commercial blood plasma center
Construction sales and services	Convenience storage
Electronic prototype assembly	Electronic testing
Equipment repair services	Equipment sales
Food preparation	Kennels
Monument retail sales	Plant nursery
Research services	Vehicle storage
Veterinary services	Custom manufacturing
Limited warehousing and distribution	Maintenance and service facilities
Transitional housing	Transportation terminal

2. A site plan or building permit for the Property may not be approved, released, or issued, if the completed development or uses of the Property, considered cumulatively with all existing or previously authorized development and uses, generate traffic that exceeds 2,000 trips per day.

Except as specifically restricted under this ordinance, the Property may be developed and used in accordance with the regulations established for the general commercial services (CS) base district and other applicable requirements of the City Code.

PART 3. This ordinance takes effect on November 28, 2005.

PASSED AND APPROVED

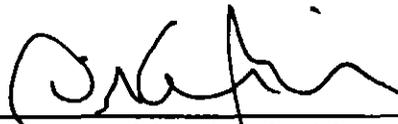
November 17, 2005

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Will Wynn
Mayor

APPROVED:



David Allan Smith
City Attorney

ATTEST:



Shirley A. Brown
City Clerk

EXHIBIT "A"

LEGAL DESCRIPTION

BEING 5747 SQUARE FEET OUT OF LOT 1 OF BARRINGTON OAKS COMMERCIAL-SECTION II, A SUBDIVISION IN WILLIAMSON COUNTY, TEXAS, AS DEPICTED BY THE INSTRUMENT RECORDED IN CABINET D, SLIDE 170 OF THE PLAT RECORDS OF SAID COUNTY, SAID 5747 SQUARE FEET BEING THE INTERIOR SPACE OF A BUILDING KNOWN LOCALLY AS 8668 SPICEWOOD SPRINGS ROAD, SUITE 133, AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

COMMENCING at a ½" rebar found at the southwest corner of said Lot 1;

THENCE, N 68°32'26" E through the interior of Lot 1, a distance of 403.74 feet to an interior building corner, same being the southwest corner and PLACE OF BEGINNING of the herein described tract;

THENCE with the interior of the aforementioned building the following five (5) courses:

- 1.) N 13°44'09" W a distance of 78.30 feet;
- 2.) N44°52'44" E a distance of 50.90 feet;
- 3.) N 45°07'16" E a distance of 78.80 feet;
- 4.) S 44°52'44" W a distance of 72.50 feet;
- 5.) S 76°49'13" W a distance of 22.60 feet to the PLACE OF BEGINNING of the herein described tract and containing a calculated area of 5747 square feet;

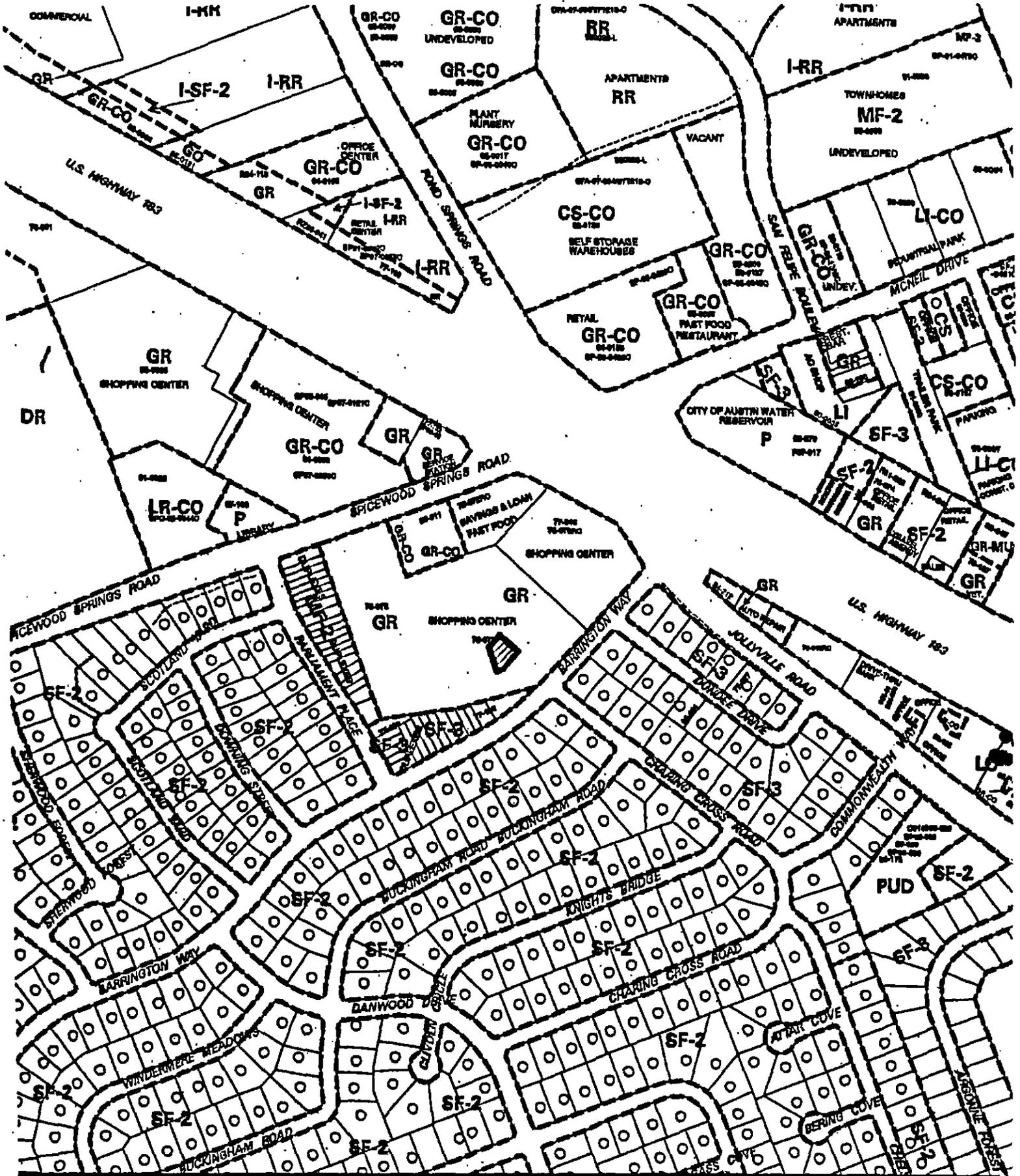
THIS LEGAL DESCRIPTION IS TO BE USED IN CONJUNCTION WITH THE ACCOMPANYING SURVEY PLAT ONLY.


Victor M. Garza R.P.L.S. 4740


Date

Dewey H. Burris and Associates, Inc.
1404 W. North Loop Blvd.
Austin, Texas 78756
(512)-458-6969
Job#: R0809605







SUBJECT TRACT 

PENDING CASE 

ZONING BOUNDARY 

CASE MGR: S. SIRWAITIS

CASE #: C14-05-0167
ADDRESS: 8066 SPICEWOOD SPRINGS
SUBJECT AREA (acres): 0.130

ZONING *EVH13 17 B*

DATE: 05-09

INTLS: 5M

CITY GRID
REFERENCE
NUMBER
H36